



Upper Uwchlan Township
Board of Supervisors Workshop
July 12, 2016
4:00 p.m.
Minutes
Approved

In attendance:

Guy Donatelli, Chair
Kevin Kerr, Vice-Chair
Jamie Goncharoff, Member

Cary Vargo, Township Manager
Gwen Jonik, Township Secretary
Dave Leh, P.E., Township Engineer

Guy Donatelli called the Workshop to order at 4:03 p.m.

McKee – Milford Associates LP Proposed Zoning Ordinance Amendment

Denise Yarnoff, Esq. – Riley Riper Hollin & Colagreco - and Mark McGonigal, McKee Group, were in attendance to answer questions related to the zoning ordinance amendment the McKee Group previously submitted which proposes permitting an Active Adult Community use, through conditional use approval, in the F-1 Flexible/Open Space Development Option. They are proposing the amendment in relation to the Fetters property on Milford Road. The ordinance amendment has been reviewed by the Township's consultants, and the Township and County Planning Commissions. A Public Hearing has been scheduled for July 18, 2016.

Brandywine Conservancy's review of the amendment suggested removing various community structures and other impervious surfaces from inclusion in the restricted open space calculation described in the current Ordinance. McKee advised their Plan complies with that comment.

Brandywine Conservancy suggested increasing to 100-Acres the Minimum Tract Size for Active Adult Communities – current F-1 Overlay zoning is minimum 10-acre tract size.

Cary Vargo commented that the Township Planning Commission has been discussing the exclusion of certain structures and facilities from the restricted open space and common open space calculations over the years and will look upon these suggestions favorably. The Planning Commission can consider these comments at their July 14 meeting.

The Board can open the Hearing July 18, 2016 and if need be, keep it open should the Planning Commission have concerns.

Windsor Baptist Church – Christian Academy Conditional Use Application

David Seace and Pastor Chaya were in attendance to review Township Consultants' comments regarding the Church's conditional use application and to provide greater details to the Board in preparation for the July 18, 2016 Conditional Use Hearing. Jim Depp was not able to attend today's workshop. The Church had provided a letter of response to the Planning Commission's concerns. The area of most concern to the Township is the Church meeting the depth required for the sewer connection from the proposed classroom building to the existing public sewer for the church building. Options to resolve this issue: build a berm over the existing line to keep the slope needed for a gravity line or install the connection at the required depth with a grinder pump. The Township requested an engineered drawing of the options. McMahon Associates

provided several traffic-related comments. Gilmore & Associates didn't have comments as this project is interior renovation and connection to public sewer.

Mr. Seace walked through the responses to the Planning Commission's concerns: the classroom space and restroom facilities will comply with the Pennsylvania School Code which results in 3 classrooms, 1 smaller "work" room, and increased restroom fixtures. There will be handicapped parking at the front of the building and a gradual graded path from the back of the building to other school buildings. The Church is asking for a waiver from defining a "Sunset Clause" regarding the modular buildings. A Master Plan is being developed and doesn't necessarily negate the use of this building in the future. The Master Plan shows 260 Park Road remaining for flexible space and the modular buildings removed. The Board commented they favor the educational use for the property but are not in favor of the modular buildings remaining indefinitely; what is the tentative timing to accomplish the Master Plan? Pastor Chaya commented a Site Plan and engineering would be done this summer for a 3-Phase Plan -- expansion of the school, expansion of the Church, and a "Life Center". A very aggressive schedule could mean the Phase 1 school building built for school year 2017-2018, but more realistic timing would be for the 2018-2019 school year. The Board would like to see the removal of the modular units be tied to the completion of Phase 1. These items will be discussed during the Conditional Use Hearing scheduled for July 18, 2016.

Draft Resolution re: Video and Audio Recording of Township Meetings – Discussion

Cary Vargo introduced a draft Resolution which outlines citizens' rights and responsibilities if they are video or audio recording public meetings of the Township's Boards and Commissions. Recording of Township meetings is allowed under the Sunshine Law. It was suggested that meeting agendas should include the Board's request to be made aware if any citizen was video or audio taping the meeting. Jamie Goncharoff suggested a few modifications to the draft, which Cary Vargo will complete and circulate for the Board's consideration in August.

Township Manager's Report

Cary Vargo announced that this afternoon the Upper Uwchlan Township Police Department officially received a Certificate of Accreditation from the Pennsylvania Police Chiefs' Association. The Accreditation process has taken several years to complete while the Department developed and instituted standards, policies and procedures that improve their performance. Congratulations to all of the members of the Police Department for this achievement.

Open Session

Melissa Luperi commented on the Church / School land development plan.

Adjournment

There being no further business to be brought before the Board, Guy Donatelli adjourned the Workshop at 6:03 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary